

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34167 and 34169 (*)

	Project Name / Debt Obligation	Payee	Description	Total Outstanding Debt or Obligation	Total Due During Fiscal Year	Payments by month					
						Aug**	Sept	Oct	Nov	Dec	Total
1)	1993 Tax Allocation Refunding Bonds	Bank of New York - Mellon	Bonds issued to fund non-housing redevelopment projects	13,440,338.00	1,038,765.00	0.00	796,470.00	0.00	0.00	0.00	\$796,470.00
2)	City of Carlsbad Advances/Loans 1976 to 2003 (Village)	City of Carlsbad	Loans for administration & various public projects/programs	17,586,802.00	1,284,846.00	0.00	0.00	0.00	0.00	0.00	\$ -
3)	City of Carlsbad Advances/Loans 2003 to 2009 (Village)	City of Carlsbad	Loan commitment for pending redevelopment projects; approved 7/7/09	14,400,000.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
4)	City of Carlsbad Advances/Loans 2000 to 2010 (SCCRA)	City of Carlsbad	Loans for administration & various public projects/programs	7,800,000.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
5)	City of Carlsbad Loans 2010 to 2020 (SCCRA)	City of Carlsbad	Loan commitment for pending redevelopment projects; approved 2/8/11	24,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
6)	Public Parking Lot Leases (Village)	No.County Transit District	Property leases to provide public parking in Village (to 2019)	537,560.00	46,780.00	3,898.00	3,898.00	3,898.00	3,898.00	3,898.00	\$ 19,490.00
7)	Agency General Liability Insurance Costs	City of Carlsbad	Liability Insurance provided through General Fund	90,200.00	1,220.00	102.00	102.00	102.00	102.00	102.00	\$ 510.00
8)	Audit Fees	Mayer Hoffman McCann	Fees for annual required audit of Redevelopment Agency	90,000.00	2,800.00	0.00	0.00	0.00	0.00	2,800.00	\$ 2,800.00
9)	San Diego County Administration Fees (Village)	County of San Diego	Administration Fees for collection and distribution of tax increment	424,135.00	20,900.00	0.00	0.00	0.00	0.00	20,900.00	\$ 20,900.00
10)	San Diego County Administration Fees (SCCRA)	County of San Diego	Administration Fees for collection and distribution of tax increment	885,000.00	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
11)	Administrative Costs, including employee costs (Village)	City of Carlsbad & various utilities & vendors	Employee salaries & other costs for Agency (non-housing) admin	3,820,364.00	316,395.00	26,366.00	26,366.00	26,366.00	26,366.00	26,366.00	\$ 131,830.00
12)	Administrative Costs, including employee costs (SCCRA)	City of Carlsbad & various utilities & vendors	Employee salaries & other costs for Agency (non-housing) admin	17,251,900.00	228,439.00	19,036.00	19,036.00	19,036.00	19,036.00	19,036.00	\$ 95,180.00
13)	Storefront Improvement Grant Program (Village)	Various business & property owners	Grants for businesses/property owners to renovate storefronts	145,000.00	145,000.00	0.00	20,000.00	20,000.00	20,000.00	20,000.00	\$ 80,000.00
14)	New Village Arts - Building Renovation	City of Carlsbad/General Contractor	Update & Renovate Agency owned property to house Live Theater	1,500,000.00	500,000.00	0.00	0.00	0.00	0.00	500,000.00	\$ 500,000.00
15)	Oak Yard Repurpose - Strategy and Build	City of Carlsbad/General Contractor	Develop and implement strategy to convert City Yard to ACE Ctr	1,000,000.00	100,000.00	0.00	0.00	0.00	0.00	50,000.00	\$ 50,000.00
16)	Village Partnership - Organization development	Selection of Contrator Pending	Contractor organization to coordinate business/property revitalization	1,000,000.00	200,000.00	0.00	0.00	0.00	0.00	100,000.00	\$ 100,000.00
17)	SCCRA Power Plant - Legal Defense against plant	Outside Legal Counsel & Expert Consultants	Continued participation in CEC proceedings to oppose new project	250,000.00	250,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	\$ 100,000.00
18)	SCCRA Power Plant - Communications	Burge Communications	Consultant assistance for communications - CEC proceedings	10,000.00	5,462.00	0.00	455.00	455.00	455.00	455.00	\$ 1,820.00
19)	Carlsbad Boulevard Realignment/Property Exchange	Fidelity National Title	Property Title Reports	25,000.00	22,545.00	4,510.00	4,510.00	4,510.00	4,510.00	4,510.00	\$ 22,550.00
20)	Carlsbad Boulevard Realignment/Property Exchange	Various Consultants	Preliminary Studies, Design and related activities	800,000.00	800,000.00	0.00	0.00	88,890.00	88,890.00	88,890.00	\$ 266,670.00
21)	Low/Mod Set-Aside Fund Administration (Village)	City of Carlsbad	Employee salaries & other costs for Agency housing admin	2,767,900.00	75,558.00	6,295.00	6,295.00	6,295.00	6,295.00	6,295.00	\$ 31,475.00
22)	Low/Mod Set-Aside Fund Administration (SCCRA)	City of Carlsbad	Employee salaries & other costs for Agency housing admin	4,739,180.00	49,016.00	4,085.00	4,085.00	4,085.00	4,085.00	4,085.00	\$ 20,425.00
23)	Tyler Court Senior Affordable Apartments	Interfaith Housing Corporation	Management Contract; day-to-day operations of affordable apartments	6,000,000.00	461,047.00	38,420.00	38,420.00	38,420.00	38,420.00	38,420.00	\$ 192,100.00
24)	Tavarua Senior Affordable Apartment Complex	Meta Housing	Construction loan for affordable housing development	3,500,000.00	3,500,000.00	0.00	0.00	0.00	0.00	1,500,000.00	\$ 1,500,000.00
25)											\$ -
26)	Education Augmentation Revenue Fund payments	City of Carlsbad/County of San Diego/	Remittance Payments to State/County, subject to Court action	1,750,000.00	1,400,000.00	0.00	0.00	0.00	0.00	0.00	\$ -
27)		State of California	and determination that Carlsbad Redevelopment Agency may								\$ -
28)			continue operations under voluntary program. No payment to be								\$ -
29)			made if legislation is held to be invalid by the Supreme Court.								\$ -
30)											\$ -
											\$ -
	Totals - This Page			\$ 110,373,041.00	\$ 9,410,008.00	\$ 122,712.00	\$ 143,167.00	\$ 232,057.00	\$ 232,057.00	\$ 2,405,757.00	\$ 3,135,750.00
	Totals - Page 2			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Totals - Page 3			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Totals - Page 4			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Totals - Other Obligations			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Grand total - All Pages			\$ 110,373,041.00	\$ 9,410,008.00	\$ 122,712.00	\$ 143,167.00	\$ 232,057.00	\$ 232,057.00	\$ 2,405,757.00	\$ 3,135,750.00

* This Enforceable Obligation Payment Schedule (EOPS) has been adopted by redevelopment agency's Executive Director on August 29, 2011.
Source of debt obligations are the 2011 adopted repayment schedules for the Village and SCCRA, approved by the Council and Commission 7/7/09 and 2/8/11 respectively.
** It is also important to note that the City Council and Commssion adopted a voluntary redevelopment program ordinance on August 23, 2011 to continue redevelopment activities, if legislation is upheld by the Supreme Court.